080.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,700 / 636,700
					USE VALUE:	636,700 / 636,700
					ASSESSED:	636,700 / 636,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIMITROV VELIN
Owner 2:	
Owner 3:	
Street 1:	128 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROY TAMMY M -
Owner 2:	-
Street 1:	128 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,432 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Asbestos Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5432.000	225,100	3,500	408,100	636,700
Total Card	0.125	225,100	3,500	408,100	636,700
Total Parcel	0.125	225,100	3,500	408,100	636,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.56 | /Parcel: 556.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49566
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,200	3500	5,432.	408,100	636,800	636,800	Year End Roll	12/18/2019
2019	101	FV	194,500	3500	5,432.	413,900	611,900	611,900	Year End Roll	1/3/2019
2018	101	FV	194,500	3500	5,432.	309,000	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	194,500	3500	5,432.	279,800	477,800	477,800	Year End Roll	1/3/2017
2016	101	FV	194,500	3500	5,432.	268,200	466,200	466,200	Year End	1/4/2016
2015	101	FV	189,600	3600	5,432.	227,400	420,600	420,600	Year End Roll	12/11/2014
2014	101	FV	189,600	3600	5,432.	215,700	408,900	408,900	Year End Roll	12/16/2013
2013	101	FV	189,600	3600	5,432.	205,200	398,400	398,400		12/13/2012

!6492!

PRINT

Date	Time
12/10/20	21:15:53

LAST REV

Date	Time
09/30/19	09:10:59
jorourke	
6492	

USER DEFINED

Prior Id # 1:	49566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROY TAMMY M,	72947-117	1	7/18/2019		660,000	No	No		
BOLEY WILLIAM K	55083-119		7/30/2010	Convenience	10	No	No		
REED STEPHEN	30601-462		8/30/1999		264,000	No	No		
SULLIVAN CHRIST	28942-438		8/7/1998		250,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2007	567	New Wind	16,500			G9	GR FY09	
2/18/2005	105	Redo Kit	10,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2019	SQ Returned	JO	Jenny O
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Measured	197	PATRIOT
11/9/2005	Permit Visit	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5432		Sq. Ft.	Site		0	70.	1.07	5									408,074						408,100	

Total AC/HA: 0.12470 | Total SF/SM: 5432 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,074 | Spl Credit | Total: 408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95921409
Adj $ / SQ:	161.867
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	276555
Depreciation:	51439
Depreciated Total:	225116

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

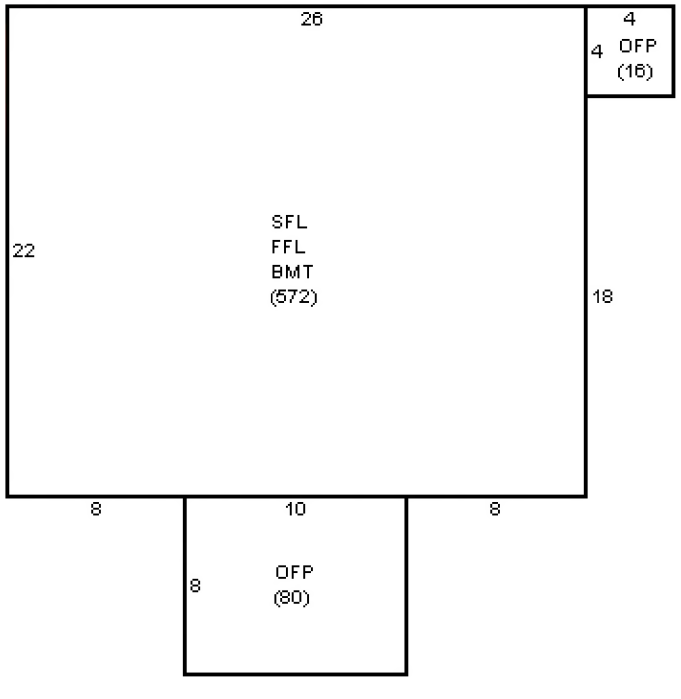
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	161.87
Special Features:	0	Val/Su Net:	124.23
Final Total:	225100	Val/Su SzAd	196.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	572	48.560	27,776
FFL	First Floor	572	161.870	92,588
SFL	Second Floor	572	161.870	92,588
OFP	Open Porch	96	32.310	3,102

Net Sketched Area: 1,812 | Total: 216,054

Size Ad 1144 | Gross Are 1812 | FinArea 1144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X16	A	AV	1922	29.20	T	40	101			3,100			3,100
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	101			400			400

More: N | Total Yard Items: 3,500 | Total Special Featues: | Total: 3,500

PARCEL ID

080.0-0002-0003.0

IMAGE

AssessPro Patriot Properties, Inc